

Water Damage Prevention



Community Development

Code Compliance
Property Maintenance
Public Education Series



Dana L. Horne, EdS., ICC/AACE
Rental Program Administrator /Codes Compliance Inspector

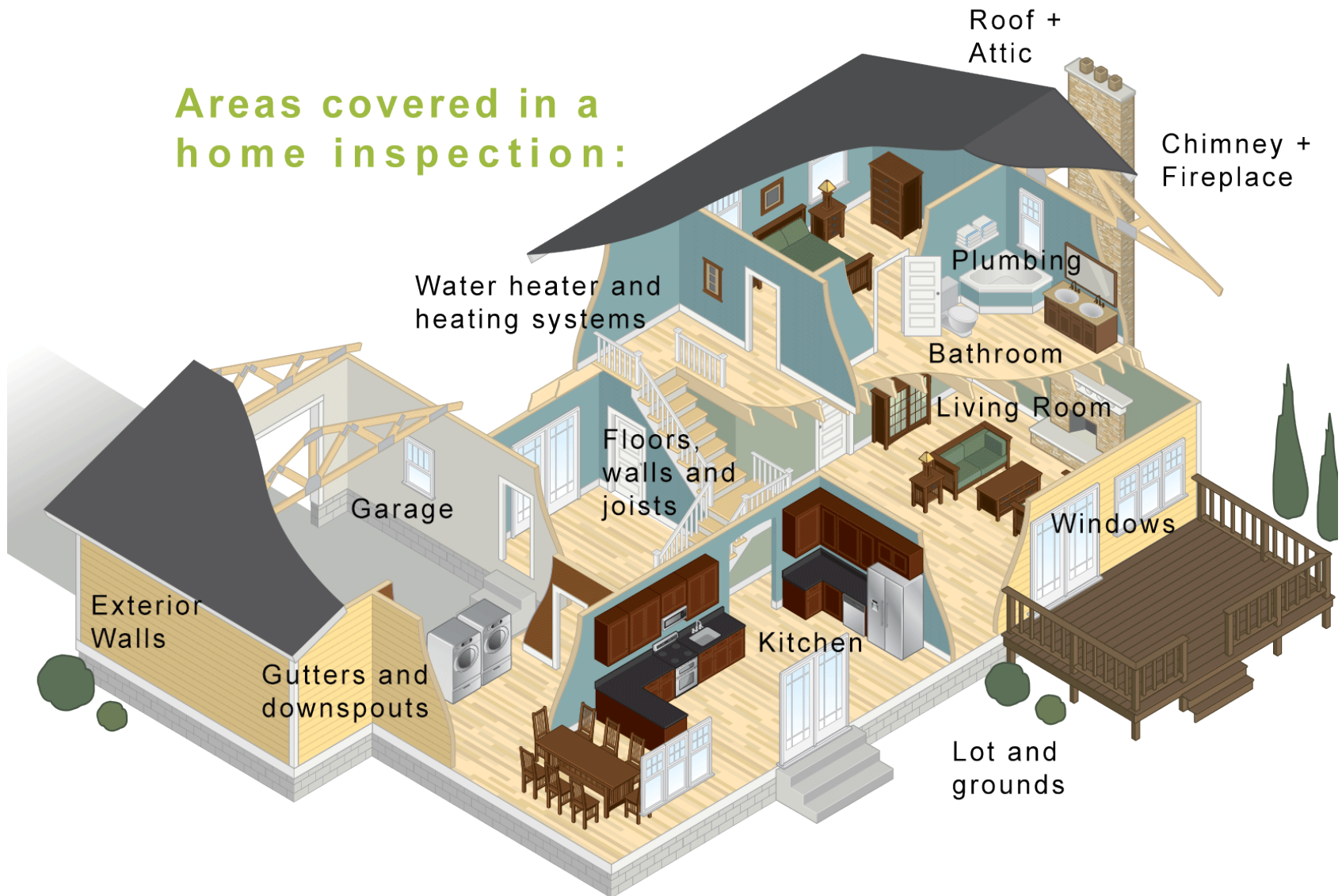
Website: www.lynchburgva.gov/rental-program

Email: dana.horne@lynchburgva.gov

Phone: 434-455-3922

Water can travel through walls and ceilings causing permanent structural damage to dwellings and erode its strength

Areas covered in a home inspection:



Find and Fix the Water Source

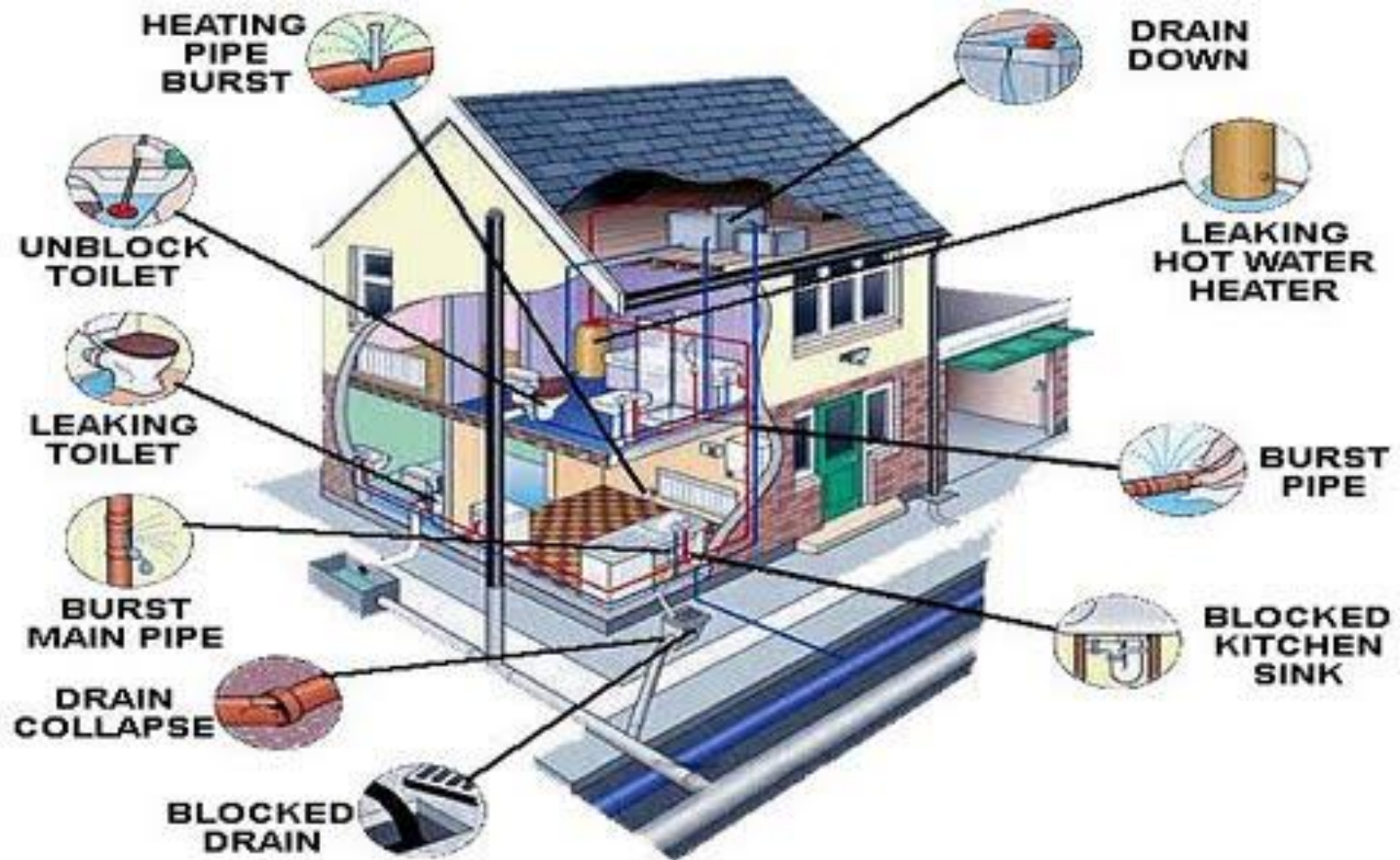
INTERIOR

- ◉ Water Heaters
- ◉ Pipes Under Sinks
- ◉ Leaky Faucets
- ◉ Washing Machines
- ◉ Dishwasher Leakage
- ◉ Icemakers
- ◉ Toilets
- ◉ Urine
- ◉ Showers
- ◉ Sump Pumps

EXTERIOR

- ◉ Leaking Roof
- ◉ Gutters
- ◉ Moisture Behind Walls
- ◉ Windows And Sills
- ◉ Window Air Conditioners
- ◉ Fascia Boards
- ◉ Foundation Cracks

Common Sources & Causes of Interior Water Infiltration



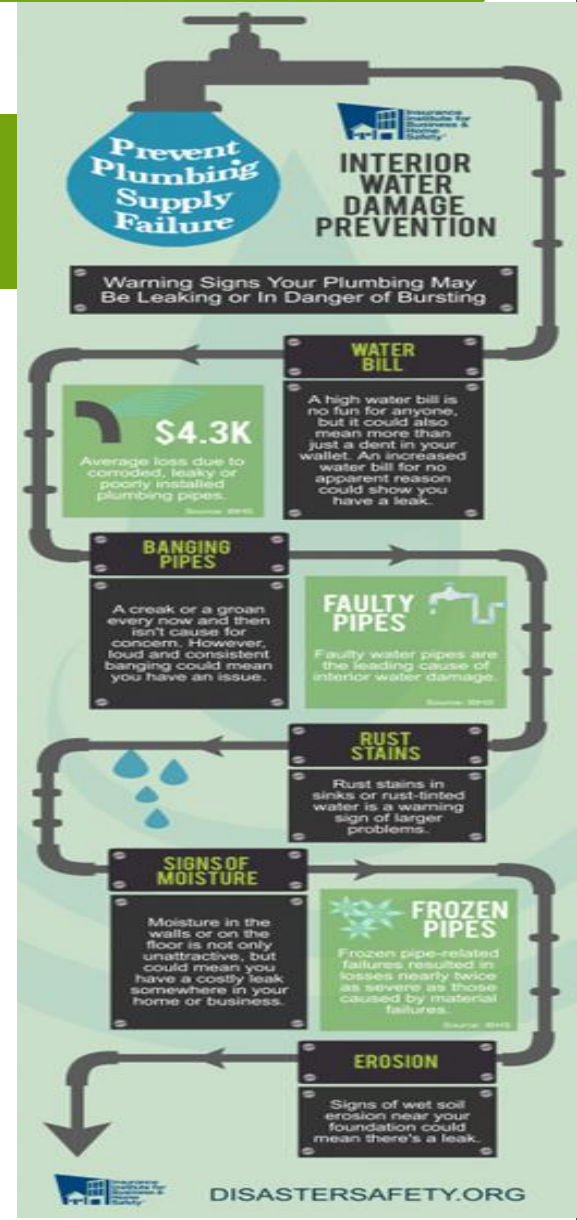
Signs of Water and Moisture Damage

- Rotting of wood
- Growths
- Rusting of steel
- De-laminating of materials such as plywood
- Odors
- Fuzzy, discolored growths
- Stains and discolorations
- Blistering or peeling wall surfaces
- Damaged walls and ceilings
- Damaged floors



Inadequate ventilation can lead to unwanted moisture causing:

- Musty odors
- Rusty stains around light or plumbing fixtures
- Damp/sticky floors
- Mold and mildew growth along ceilings, walls and baseboard edges
- Condensation on walls, ceilings and windows
- Pest or vermin infestation



Ways to Eliminate Excess Moisture

- Use exhaust fans in the bathroom when showering
- Vent dryers to the outside
- Keep inside air circulating with vents and fans to avoid condensation
- Remove excessive clutter of clothes, bags, rubbish, garbage, piles or items from interior and exterior
- Eliminate urine and fecal accidents
- Exterminate pest and vermin

Water damage can cost thousands of dollars in repairs.

Exterior Inspection

Roof

- Missing shingles, erosion, deterioration

Fascia and Soffits

- Holes, cracks, deterioration

Flashing

- Not secured or missing

Drains

- Clogged

Gutters and Downspouts

- Missing, improper drainage, not secured, holes, cracks

Roof-mounted Equipment

- Antennas or satellite dishes

Outside Walls, Doors and Windows

- Peeling paint, holes, rot, mold, pest

Gaps around Windows and Doors

- Condensation, deterioration, peeling paint

Interior Plumbing and Water Appliances

Plumbing Fixtures, Pipes, Drains, Sinks, Washing Machines & Water Heaters

- Know where the main water shut-offs in your home are located
- Check the hoses for cracks, kinks, or blisters that are commonly found near the hose connection
- Install reinforced braided stainless steel hoses
- Locate and test the water shut-off valve
- Ensure connections are secure
- Inspect the for dripping or signs of rust and corrosion
- Inspect the plumbing water supply lines every six months

Helpful Tips Cont.

- Install water shut-off valves on water lines under sinks, toilets, tubs/showers, refrigerators with ice makers, washing machines, hot water tanks, boilers and outside faucets
- Respond quickly to small leaks around sinks, toilets tubs/showers, refrigerators with ice makers, washing machines, hot water tanks, boilers and outside faucets before they become major problems
- Insulate pipes that are located in basements, attics and crawl spaces to avoid freezing
- Consider installing a floor drain when you have your washing machine, hot water tank or boiler located on the upper floors of the dwelling
- Review water bill carefully; a substantial increase could indicate a leak

Toilets

- Inspect the flushing mechanism inside the toilet every six months
- After flushing a toilet remain in or near the bathroom to ensure the tank refills properly and does not overflow and/or continue running

Washing Machines

- Replace rubber hoses with reinforced braided stainless steel hoses
- Do not operate when home is unoccupied

Showers and Tubs

- Do not leave the room when filling the tub or running the shower

Refrigerator Icemakers

- Leave 3-4 inch space between the back of the refrigerator and the wall to prevent the hose from crimping

Lynchburg Property Maintenance

<http://www.lynchburgva.gov/property-maintenance>

Lynchburg Rental Program

<http://www.lynchburgva.gov/rental-program>

Steps to Prevent Water Damage

<https://www.disastersafety.org/blog/building-safety-week-steps-to-prevent-water-damage/>

Toilet Failure Risks

<https://www.disastersafety.org/studies-reports/toilet-failure-risks/>

Washing Machine Failure Risks

<https://www.disastersafety.org/studies-reports/washing-machine-failure-risks/>

Water Heater Failure Risks

<https://www.disastersafety.org/studies-reports/water-heater-failure-risks/>

Plumbing Supply System Failure Risks

<https://www.disastersafety.org/studies-reports/plumbing-supply-system-failure-risks/>

Exterior Window Water Damage YouTube

<https://www.youtube.com/watch?v=PWGLD4p3SWU>

Exterior Window Water Damage YouTube #2

<https://www.youtube.com/watch?v=t5ZC3-dxNo>

Moisture and Mold link 1

<http://www.epa.gov/mold/pdfs/moldguide.pdf>

Moisture and Mold link 2

[http://changelabsolutions.org/sites/default/files/Mold %26 Moisture in the Home-FINAL-20140421.pdf](http://changelabsolutions.org/sites/default/files/Mold%26Moisture%20in%20the%20Home-FINAL-20140421.pdf)

Healthy Housing

[http://changelabsolutions.org/sites/default/files/Healthy Housing g Laws Enforcement FINAL 20140423.pdf](http://changelabsolutions.org/sites/default/files/Healthy%20Housing%20Laws%20Enforcement-FINAL-20140423.pdf)

Prepared by: Dana L. Horne, EdS., ICC/AACE
Rental Program Administrator /
Codes Compliance Inspector
www.lynchburgva.gov/rental-program
dana.horne@lynchburgva.gov
434-455-3922

Third Party - Outside Link Disclaimer

Links to external, or third party websites, are provided solely for visitors' convenience. Links taken to other sites are done so at your own risk and the City of Lynchburg accepts no liability for any linked sites or their content. Any link from a City website to an external website does not imply an endorsement of content, viewpoint, policies, products, or services of that website. The City of Lynchburg does not give any representation regarding the quality, safety, suitability, or reliability of any external websites or any of the content or materials contained in them. It is important for users to take necessary precautions, especially to ensure appropriate safety from viruses, worms, Trojan horses, and other potentially destructive items. Once you link to a non-City website, you are subject to the terms and conditions of that website, including, but not limited to, its privacy policy... **See more at:**

<http://www.lynchburgva.gov/terms-use>



Community Development Department of Inspections

Code Compliance Property Maintenance
Public Education Series

900 Church Street 2nd Floor
Inspection Division
Lynchburg, VA 24504

www.lynchburgva.gov
434-455-3910

www.lynchburgva.gov/rental-program
434-455-3922